

**ARCHITECTURAL REVIEW BOARD
MINUTES
MARCH 16, 2010**

Members Present: Lawrence, Hughes, Greene, Macdonald, Brown, Castell, Groppa

Staff Present: Keating

The meeting started at 8:00 P.M. and was held in Room 213 of the Darien Town Hall.

1.ARB #26-2009

Planet Pizza, 878-882 Boston Post Road, CBD Zone.

The request to install a red and white striped shed awning over the rear door was approved. Alternative designs were submitted for display of interior fast delivery signs within two of the windows. The smaller of the sign designs was approved.

2.ARB #3-2010

Chipotle Restaurant at 71 Boston Post Road, SB-E Zone.

Wilder Gleason and Lori Madzin presented a site plan including drainage, walk ways and 17 onsite parking spaces with an additional 7 shared parking spaces on the neighboring property at 93 Boston Post Road. The proposal is for a front wall and a side wall sign, each with an area of 31.32 square feet. The signs would be red aluminum, with adobe brown logo and 12 1/8" tall white and brown pin lettering, and a 14 inch tall 'pepper' logo. The signs will be externally illuminated from below. The Board found that it could support your application to the Zoning Board of Appeals for the wall sign over the main entrance on the Boston Post Road. Although the proposed sign's letter and figure height and total sign area do not currently conform to the Regulations, the ARB found the building's distance from the road warranted a larger sign.

The Board chose not to support the variances needed for the side wall sign. A second option for the side wall sign was discussed. It would be much smaller and would not need variances. The Board approved Option 2 sign on the side elevation as it complies with the Regulations. The side wall sign is limited to nine (9) square feet in area and all of the letters and figure are less than 10 inches tall.

The design of the pole sign was acceptable to the ARB and the Board supports the application to the ZBA for a location closer to the road than the required 30' from the

front property lines. It was suggested that the pole sign might be more effective and attractive if it were slightly lower.

There were also proposed ground lit “Additional Parking” signs. The proposed signs were denied but were simplified to being ground lit with only the words “Additional Parking” with an arrow and without name or logo. The Chipotle name and symbol are not to be included. The ‘reserved for Chipotle’ signs proposed on the adjacent gas station site (93 Boston Post Road) were not acceptable. The shared parking spaces at the gas station shall be striped on the asphalt only with no signage on posts.

3.ARB #6-2010

Papa Joe’s Restaurant, 1973 Boston Post Road, NB Zone.

Jason Kutzman presented a black 76” by 80” sign of ¾” MDD with gold PVC lettering that was approved. It was noted that the calculation for the sign over the restaurant was based on the entire building frontage occupied by the restaurant and take out portion of the restaurant. This means that there can not be any similar sign for the ‘take out’ portion of the business. Any signage for the ‘take out’ business will need to be within the window of that storefront.

4.ARB #7-2010

Stop & Shop, 148 Heights Road, DC Zone. And Within Goodwives Shopping Center

A wall sign with 2 feet tall purple pin lettering on white plastic, and new logo with LED lighting as well as a combination ground sign for Stop & Shop and Walgreen’s, 9’ by 6 ¼’ with tan posts, were proposed. The Board voted to support the application to the Zoning Board of Appeals for a new wall sign with a 2’-8” high logo and 2’ high letters. The Board also approved a replacement face and poles for the existing entrance ground sign located near Heights Road. That sign will not exceed 9 feet in height. Both the wall sign and ground sign shall be internally LED lit.

Signage at the new store opening at Goodwives’ Plaza was also presented because the Shaw’s market in Goodwives Shopping Center has been bought by Stop & Shop. The Board found it could support a variance application for a replacement wall sign with 3’ high letters and a 3’ high logo. It could not approve any tag lines or welcome signs installed on the outside of the building. It was agreed that the welcome signs would, therefore, have to be installed on the interior.

5. ARB #8-2010

Go Figure, 20 Grove Street, CBD Zone

Gerald Petrizzi of Cove Awning presented a door sign of white applied vinyl Letters on glass, and a white blade sign with pale green/ black lettering and logo as well as a pale green radical marquis awning sign with letters under 10". All three were approved.

6. ARB #9-2010

Jos. A. Bank Clothiers, 1077 Boston Post Road, CBD Zone

Gerald Petrizzi of Cove Awning presented - a shed style "forest green" awning with valance carrying screened white copy to be placed over the double front windows, and an applied white vinyl (second surface), black lettered sign of 3 "letters to be placed inside window under awning, and a sign of letters to be etched into the inside of the glass over the front door and the lettering will appear dark. This is permitted only contained in 25% of the window space, and two 34" by 30" bronze plaques with dark pebble background for *Jos. A. Bank established 1905* were also presented to be located on either side of the door behind the main support pillars.

These were all approved with the exception of two plaques. Only one plaque was approved with the owner to decide the placement by the front doors

7. ARB #10-2010

Town Electric, Inc., 168 West Avenue, SB Zone

Robert Rosic presented a 21" by 62" sign with white pinned 9 inch letters on a red wooden background for the building front and an additional sign with the same elements but 4" lettering on the building side (facing Edgewood Road). Both were approved.

8. ARB #11-2010

Al Filippone Associates, 1063 Boston Post Road, CBD Zone

Gerald Petrizzi presented a navy blue awning with white lettering over the second floor central window displaying the initials AFA. Since this stands for a team within William Raveis, this awning would not be allowable and was denied.

9. ARB #12-2010

Harper's Restaurant & Bar, 319 Boston Post Road, SB-E and R-1/2 Zones.

Joseph Sandolio presented a front wall sign of black bordered gold leaf HDF foam letters, pin mounted and spot lighted from below. The Board voted to support the application to the Zoning Board of Appeals for a wall sign above the entrance comprised of 18" and 16 1/2" high gold leaf pin letters rather than the 10" letter height required by the Regulations. Until such an application can be made to the ZBA, the ARB approved a "temporary" sign in the same location which complies with the Regulations. It would have a black background and gold letters not to exceed 10" in height.

The Board did not like the design of the proposed pole sign. The Board discussed other sign alternatives to the proposed pole sign and recommended that either a monument/ground sign or a hanging sign be considered. The Board might support an application to the ZBA for a variance for the location of said sign closer to the property line than stipulated in the Regulations, however, the ARB would need to see the design for such a sign prior to extending its support for the sign.

10. ARB #13-2010

The Goose Restaurant, 972 Boston Post Road, CBD Zone.

Ivo Granata proposed the removal of existing trellis work and installation of a 25 foot retractable beige awning over the windows and this was approved. Four patio wrought iron railing choices were presented and all were acceptable to the Board. The final selection is left to the owner.

11. ARB #14-2010

Hawthorne Realty, 800 Boston Post Road.

Marty Rogers of Sign Design, presented a silver finished brushed aluminum two sided blade sign with 4" black panels and 1.9" light tan vinyl letters. This is to be supported by upper and lower iron brackets the color of the brick support column. The number 800 will be in silver leaf carved letters. This sign projecting from the building is in lieu of the detached hanging sign that would normally be permitted on this site. The board supported this proposal.

12. ARB #15-2010

Darien Sport Shop, 1127 Boston Post Road, CBD Zone.

Ivo Granata presented four signs to replace the six existing signs on various walls of the building. It is understood that it will be necessary to apply to the Zoning Board of Appeals for several variances in terms of number and size of proposed signs. The Board found that it could support an application for the four proposed signs given the

size of the building and the fact that, in most cases, no two signs can be seen together at once. The Board could support a variance request for the “halo” style interior illumination of the park-facing sign and the parking lot entrance sign only. The Boston Post Road sign would be non-illuminated and the rear sign (facing the parking lot) would be externally illuminated. The Board did not approve including the tag line “A Family Department Store,” and there was not a consensus on the use of “Est. 1946” on all the signs.

It was suggested that the Boston Post Road elevation wall sign be re-designed to incorporate some of the font used in “Darien” on the park-facing sign. The Board looks forward to seeing revised drawings and further discussion concerning the application.

13. The minutes of February 16, 2010 with the correction of a typo and the addition of Greene being present, were approved.

Respectfully submitted,

Marian Castell